

## **ZONING ADMINISTRATOR HEARING AGENDA**

**CITY OF NEWPORT BEACH  
COUNCIL CHAMBERS – 3300 NEWPORT BOULEVARD  
Thursday, March 24, 2011  
Regular Meeting – 3:30 p.m.**

**Gregg Ramirez  
Zoning Administrator**

### **NOTICE TO THE PUBLIC**

#### **HEARING ITEMS**

**ITEM NO. 1.** Sanner Residence - Modification Permit No. MD2010-024 (PA2010-169)  
440 Mendoza Terrace Council District 6

**SUMMARY:** A modification permit to allow: a second floor deck extension that will encroach up to 7 feet into the required 15-foot front setback along De Sola Terrace; a second floor bay window to encroach 10 inches into the easterly 5-foot side setback; and a 6-foot-high fence in the 15-foot required setback along De Sola Terrace where the code limits such structures to a maximum height of 42 inches. The property is located in the R-1-6000 (Single-Unit Residential) District.

**RECOMMENDED  
ACTION:**

- 1) Conduct public hearing; and
- 2) Modify and approve request for Modification Permit No. MD2010-024 (PA2010-169) subject to the recommended findings and conditions.

**CEQA  
COMPLIANCE:** The project is exempt from environmental review pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the Implementing Guidelines of the California Environmental Quality Act.

**ITEM NO. 2.** Temporary Office Trailers - Limited Term Use Permit No. XP2011-002  
(PA2011-039)  
2022 Orchard Drive Council District 4

**SUMMARY:** A limited term use permit to allow three modular units to be placed on a vacant commercial office site for temporary office and storage related purposes. The units as proposed would be permitted for 12 months with the possibility of extending placement for an additional 12 months. The property is located in the SP-7 (Santa Ana Heights Specific Plan) District.

**RECOMMENDED  
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Limited Term Use Permit No. XP2011-002 (PA2011-039) subject to the recommended findings and conditions.

**CEQA  
COMPLIANCE:** The project is exempt from environmental review pursuant to Section 15311, Class 11 (Accessory Structures) of the Implementing Guidelines of the California Environmental Quality Act.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least 72 hours in advance of each hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally either three (3) or five (5) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Division at least 48 hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Division located at 3300 Newport Boulevard, during normal business hours.

**APPEAL PERIOD:** Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.